

**Town of Swansboro
Planning Board
Special Meeting Minutes
June 20, 2022**

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Laurent Meilleur, Edward Binanay, Sherrie Hancock, and Ed McHale.

New Business

Special Use permit located at 1117 W. Corbett Ave. (Starbucks coffee shop)

Mrs. Ansell reviewed that Vaquero Ventures has submitted a special use permit application for the property located at 1117 W. Corbett Ave (Walmart outparcel). The proposed use would be a Starbucks coffee shop with a drive-through. “Restaurant” was an allowed use in the B-1 zoning district pursuant to the issuance of a special use permit.

Mr. Chadwick called to the board’s attention to a letter that was received by the Towns traffic engineer. He felt it was premature to discuss and recommended that the special use permit be tabled until they receive further information from the applicant and the Towns traffic engineer.

In response to inquiries from the board, the following was clarified by Mrs. Ansell:

- Jeff Hochansdel is a consultant traffic engineer who the town has previously used on different projects in town.
- Mr. Hochansdel provided a summary of comments and has recommended that it be re-submitted.
- Mrs. Ansell and the Town Manager at the time meet with applicant a year ago and went over special use requirements.
- Items were identified in the staff report that are still missing.

Mr. Chadwick stated that the Town was certainly glad when businesses consider moving to our town, but the safety and concerns with traffic need to be considered.

On a motion by Mr. Chadwick and seconded by Mr. Binanany, the special use permit was unanimously tabled until further information from the applicant and the Towns engineers review the traffic impact analysis.

Staff Comments

Mr. Chadwick would like to discuss in the next meeting and ordinance change from 2015 for Industrial Park in reference to the materials allowed.

Mrs. Ramsey inquired about when the Board of commissioners would be meeting with the Planning board in reference to the Land Use Map. Mrs. Ansell informed Mrs. Ramsey that the board has delayed meeting until dock special use permit hearing.

Mr. Meilleur Commented on the UDO Section F under traffic and some of the ramifications. Brought up concerns about the large letter signs on strip malls.

Adjournment

On a motion by Mr. Chadwick, seconded by Mr. McHale, the meeting adjourned at 5:44 pm.